



Town Council Agenda Report

SUBJECT: Ordinance

CONTACT PERSON/NUMBER

Name: Mark A. Kutney, AICP, Development Services Director
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TITLE OF AGENDA ITEM: An Ordinance of the Town of Davie, Florida Amending the Code of Ordinances of the Town of Davie, Section 12-32 entitled, "Table of Permitted Uses, Subsection (A) "Residential Districts," and (B) "Commercial, Office and Business Districts," to provide for Bed and Breakfast Accommodations as a permitted, conditional or prohibited use; amending Section 12-34 entitled, "Detailed Use Regulations" by creating new subsection (EE) entitled, "Bed and Breakfast Accommodations," establishing regulations governing the approval, location, size, operation, on-site facilities, appearance, and other characteristics of Bed and Breakfast Accommodations; amending Section 503 entitled, "Definitions" providing a definition of " Bed and Breakfast Accommodation"; providing for severability; and providing for an effective date.

REPORT IN BRIEF: As staff is still attempting to resolve the interpretation provided at the Broward County Planning Council staff level, additional time is necessary to resolve flexibility issues pertaining to bed and breakfast accommodations.

PREVIOUS ACTIONS: On July 21, 1999 Town Council authorized staff to proceed with a Land Development Code amendment to incorporate Bed and Breakfast Accommodations as a land use in the Land Development Code.

At the October 20, 1999 meeting Town Council tabled the 1st Reading to November 3rd, or November 17, 1999, if substantial changes were made. At the October 20, 1999 meeting Town Council also tabled second reading to November 17, 1999. At the November 17, 1999 meeting, Town Council tabled the First Public Hearing and First Reading to December 1, 1999 as requested by Staff. At the December 1, 1999 meeting, Town Council tabled the first public hearing and first reading to January 5, 2000 as requested by Staff.

CONCURRENCES: Staff recommends tabling of this Ordinance to February 2, 2000 meeting. On October 27, 1999 the Planning and Zoning Board discussed the proposed amendment. After deliberation, a consensus was reached that the Board believes Bed and Breakfast Accommodations should be eliminated from the R-3, R-4, and R-5 Districts. Additionally, the Board recommends that Section 12-34(EE)(7)(d) be amended to allow social events for registered guests only and that Bed and Breakfast Accommodations be permitted to advertise such. The Board also recommended that minimum lot standards be required within the permitted districts.

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to table the first reading of the ordinance to February 2, 2000 and the second reading of the ordinance to February 16, 2000

Attachment(s): Memo to Town Administrator